

## STATEMENT OF ENVIRONMENTAL EFFECTS – Shipping Container Storage Facility and Associated Structures

DESCRIPTION OF DEVELOPMENT:	
<b>Property Address</b>	250 Murray Street Tocumwal (Lot 1 DP 434496 )
<b>Proposed development</b> (Type of business)	Shipping container storage facility where containers are stored onsite before being sold. Containers are brought from shipping ports then brought to site then marketed and sold on.
<b>Days and hours of operation</b>	X Days of Operation Monday to Friday X Hours of Operation 7am-7pm _____
<b>Number of Staff</b>	2 maximum as the loading and unloading of the containers is machinal assisted use of a crane truck or a tilt tray.
<b>Type of plant and/or machinery to be installed or stored in the building</b>	medium right and semi-trailers trucks for transportation to and from of the containers. Movements are only required when new containers are delivered to site and on sale.
<b>Describe any production processes may occur</b>	There is expected to be a minimal production process to occur, as containers will be brought to site and stored on temporary nature to the containers are resold. If work is to happen onsite it will be only maintenance to containers if required from any damage during transit.
<b>Type, size and quantity of goods to be:</b>	X) temporary stored shipping containers ranging from 40ft to 20 ft numbers will vary due to demand  4x containers will be permanently stored as indicated on the site plan. 1 x storage office will be permanent that will be used as office for the staff for administration and storage of business-related items _____

	<input type="checkbox"/> manufactured – N A _____  <input type="checkbox"/> transported - trucks will transport containers to and from where required and upon demand. _____
<b>Access</b> Detail the location of vehicular access to the site	Access is all existing with 8 wide entry gates ensuring safe access for all vehicles entering the site. Maily semi-trailers when containers are being to and from the site. Gates are 1800mm high cyclone security type fencing.
<b>Traffic</b> Detail the type, nature and amount of traffic to be generated e.g., 6 per day (staff) and 10 / day (client), semi-trailer 1/week (incoming), 1 rigid/day (outgoing), deliveries	Car - 10 per week staff Semi-Trailer 19m 5 per week depending on sales.

<b>Parking -</b> Detail the amount and location of existing available on-site parking	Site has ample room for parking and a dedicated staff parking will be made available adjoining site office as indicated on the site plan.  It is anticipated that public access will not be required as containers will be bought and sold online.
<b>Signage</b> Detail all signage (size, location and content, is it illuminated/), if not shown on plans)	Minor signage proposed will be a building identification located on front fence

#### **SITE & LOCALITY DESCRIPTION:** Provide information of the site and adjacent lands

the following details have been shown on your **site plan**, as a minimum;

- ☐ Site dimensions for entire allotment
- ☐ Site Area
- ☐ Scale
- ☐ North Point
- ☐ Easements
- ☐ Location of Services/Infrastructure in the property/adjoining properties/road reserve/easements etc.
- ☐ Proposed Buildings and proposed use/activity
- ☐ Existing Buildings and approved use or activity, if applicable
- ☐ Car Parking spaces existing and proposed carparking spaces,
- ☐ Vehicle maneuvering to demonstrate exit and entry from the site/development is in a forward direction
- ☐ Trees located on the site, adjoining lands and/or road reserve.

Issue	Details
<b>Present use of the site</b>	Site is zoned RU1 Primary Production and it is currently vacant.

<p><b>Past use/s of the site</b></p>	<p>The site was formerly a fuel depo facility which was decommissioned and the site has been rehabilitated and cleared of contamination. Council records should indicate this.</p> <p>The container storage facility is a permissible use with consent under the land use table see below:</p> <p>Freight transport facilities;  Definition: freight transport facility means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.</p>
<p><b>Describe any existing built structures on the land</b>  (e.g. location, number, storeys, building material, current/activity use etc)</p>	<p>No buildings on site, the site has some temporary placed containers and some general items stored by the property owner</p>
<p><b>Locality Characteristics – Adjacent Uses</b>  Describe the type and nature of adjacent uses, e.g.</p> <ul style="list-style-type: none"> <li>• Residential, commercial, industrial;</li> <li>• Older or modern construction;</li> <li>• Height - Single or two storey;</li> <li>• Building materials;</li> <li>• Colours,</li> <li>• Density - Single dwelling houses or unit developments etc.</li> </ul>	<p>Lot adjoins RU1 zoned land and R5 Large Lot Residential lots ranging from 2ha in size to 40ha. The nearest dwelling is more than 200m away from the site. It is well screened by outbuildings and existing trees on the lot. The adjoining properties are primary used for agriculture purposes.</p> <p>The use and structures proposed shall have a minor impact with the treatment proposed by painting the permanent containers in neutral tones that will be symptomatic to the area. Proposed is also a landscaping buffer to the West and North boundaries as indicated on the site plan.</p>

<p><b>Locality Characteristics - Environment</b></p> <p>Describe the existing environment of the site e.g. slope, natural features, significant trees or vegetation, water courses, drainage lines etc</p>	<p>The existing sites have some gradual fall across the site, the area of the proposed development is generally flat and will allow for safe vehicle movements to and from the site.</p> <p>As part of the development no clearing or vegetation removal is required. They are no known easements or water courses in proximity of the site.</p> <p>The lot has recently been decontaminated from its previous use with the site rehabilitated and cleared of any contamination. With the site being sold by Mobil fuels approx. 5 years ago which was purchased by the current owner.</p>
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## ASSESSMENT OF LIKELY IMPACTS OF THE DEVELOPMENT

<p><b>Transport &amp; Traffic</b> – How will any likely traffic impacts associated with parking, loading and unloading etc. be managed?</p>	
<p><b>Heritage</b> – How will any impact on the heritage item or the Heritage Conservation Area (HCA) be minimised (If Heritage Item, a Heritage Impact Statement (HIS) is required as additional information to support the assessment of the development application)</p>	<p>NA – site is not mapped as a heritage item under or in conservation area as per schedule 5 from Berrigans Local Environmental Plan 2013</p>
<p><b>Water Requirements</b> – detail the amount of water required, its purpose, the source, any treatment or reuse of water proposed and water saving measures proposed</p>	<p><input type="checkbox"/> amount 1000L per week approx. _____</p> <p><input type="checkbox"/> purpose for landscaping upkeep, general purposes, dust separation. _____</p> <p><input type="checkbox"/> treatment / reuse rainwater to utilize _____</p> <p><input type="checkbox"/> water saving measures Rainwater tanks to be used on any roof structure to conserve water and maximize reuse. _____</p>
<p><b>Sewer / liquid trade waste</b> detail the method of effluent and liquid waste disposal e.g. on-site, reticulated sewerage system, the type and amount generated, and any pre-treatment proposed e.g. grease trap</p>	<p><input type="checkbox"/> disposal method NA – no effluent disposal as part of the development is proposed. _____</p> <p><input type="checkbox"/> type _____</p> <p><input type="checkbox"/> amount _____</p> <p><input type="checkbox"/> pre-treatment _____</p>

<p><b>Waste generation</b>  detail the type and amount of waste to be produced, method of storage and disposal, including solids, liquids, gases and particulates</p>	<p><input type="checkbox"/> type - General_____</p> <p><input type="checkbox"/> storage - 240 liter general storage bins _____</p> <p><input type="checkbox"/> disposal - Local landfill/ transfer station_____</p>
<p><b>Noise</b>  detail all sources, type and level of noise generated, and how the noise will be controlled to prevent a nuisance</p>	<p><input type="checkbox"/> source and type – Machinery/plant _____</p> <p><input type="checkbox"/> level - In accordance with EPA Guidelines _____</p> <p><input type="checkbox"/> control - Upkeep of machines and selecting low gears when onsite _____</p>
<p><b>Odour</b>  Detail the source and type of odour generated, and how the odour will be controlled to prevent a nuisance</p>	<p>No odors as part development, minor emissions from vehicle and truck movements are still in accordance with EPA regulations.</p>
<p><b>Signage</b>  If proposing installation of signage will be as per schedule 2 exempt development of BLEP 2013</p>	



Signage	
<b>Character of the area</b> Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?  Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	xYes <input type="checkbox"/> No  xYes <input type="checkbox"/> No
<b>Special areas</b>  Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	<input type="checkbox"/> Yes    xNo
<b>Views and vistas</b> Does the proposal obscure or compromise important views?  Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers?	<input type="checkbox"/> Yes    xNo  <input type="checkbox"/> Yes    xNo  <input type="checkbox"/> Yes    xNo
<b>Streetscape, setting or landscape</b> Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?  Does the proposal contribute to the visual interest of the streetscape, setting or landscape?  Does the proposal reduce clutter by rationalising and simplifying existing advertising?  Does the proposal screen unsightliness? Does the proposal protrude above buildings, structures or tree canopies in the area or locality?  Does the proposal require ongoing vegetation management?	xYes <input type="checkbox"/> No  xYes <input type="checkbox"/> No  xYes <input type="checkbox"/> No  xYes <input type="checkbox"/> No  xYes <input type="checkbox"/> No

<p><b>Site and building</b></p> <p>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</p> <p>Does the proposal respect important features of the site or building, or both?</p> <p>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</p>	<p>xYes    <input type="checkbox"/> No</p> <p>xYes    <input type="checkbox"/> No</p> <p>xYes    <input type="checkbox"/> No</p>
<p><b>Associated devices and logos with advertisements and advertising structures</b></p> <p>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</p>	<p><input type="checkbox"/> Yes   xNo</p>
<p><b>Illumination</b></p> <p>Would illumination result in unacceptable glare?</p> <p>Would illumination affect safety for pedestrians, vehicles or aircraft?</p> <p>Would illumination detract from the amenity of any residence or other form of accommodation?</p> <p>Can the intensity of the illumination be adjusted, if necessary?</p> <p>Is the illumination subject to a curfew?</p>	<p><input type="checkbox"/> Yes   xNo</p> <p><input type="checkbox"/> Yes   xNo</p> <p><input type="checkbox"/> Yes   xNo</p> <p><input type="checkbox"/> Yes   xNo</p> <p><input type="checkbox"/> Yes   xNo</p>

Further development impacts:

#### INFRASTRUCTURE

- The proposed development and earthworks will not affect any infrastructure.
- Works not located near the power supply easement.
- The existing street surface is in good condition as the road.
- Stormwater will be collected and retained onsite by water tanks having a minimum capacity 2000L to support water supply.
- The proposed office will be connected to power only.

#### LAND RESOURCES

- There will be no precautions needed to eliminate erosion from occurring. The buildings are all modular and require minimal preparation works.

#### **SOIL**

- Drainage and grading shall be provided to prevent surface water collecting adjacent to building edge.

#### **FLORA AND FAUNA**

- Visual inspection indicates the area of the proposed development will require any landscaping buffer to soften the impact of the structures, satisfying the Development Control 2014 and Local Environmental Plan 2013.

#### **PUBLIC DOMAIN**

- The resulting structures shall have no detrimental impact on access to or use of existing public land.

#### **NOISE**

- The impact of noise dust and vibration during the construction will be kept to a minimum and within a regulated time frame.
- There are no mechanical plants located near the adjoining dwellings or habitable rooms.
- Access tracks will be all weather access class 2 20mm blue metal roadways.

#### **SOCIAL IMPACT**

- There is an existing rural type fences situated between existing neighbours' properties.
- Property to the north has well established screening on the northern boundary.
- There is sufficient space between the proposed containers side boundaries to ensure privacy.
- Given the surrounds it will have a minimal impact on the community and any future proposed uses to the lot.

#### **NATURAL HAZARDS**

- There are no natural hazards evident on the site or surrounding the site. Recently rehabilitation of the site has been undertaken.
- The subject site is not located in a flood or bushfire prone area.

#### **ACCESS**

- The existing property has an existing all-weather access driveway from Street via a 4.8m wide driveway with access gates. The proposed development will contribute to additional traffic by a maximum of 10-12 vehicles per week, however it is considered the existing road network can easily cater the additional movements without detriment to either road surface or the amenity of the neighborhood. Given the substantial upgrade to the road network that has been undertaken.

#### **WATER**

- Stormwater from each structure will be used to collect water for its reuse on the site.

#### **ENVIRONMENT PROTECTION**

- The area will be secured to prevent public access.
- The Erosion and Sediment control on site will be strictly controlled and kept at a minimum.

#### **CONSTRUCTION**

- The building contractor will be required to provide a site safety plan prior to the start of construction, to ensure safety of the site.

#### **HERITAGE AND ARCHAEOLOGY**

- There are no known natural or built heritage items on the site or in the proximity of the site that would be affected by the development.
- The proposed development is in a rural area.

#### **AIR AND MICROCLIMATE**

- It is considered the structures and use will not generate any unusual emissions and therefore no detrimental impact on air quality or the microclimate